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**STREAMHOUSE COMMUNITY ASSOCIATION**  
**MEETING OF THE BOARD OF DIRECTORS**  
**GENERAL SESSION MINUTES**  
**June 21, 2021**

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<b>NOTICE OF MEETING</b>	The General Session meeting of the Stream House Community Association Board of Directors was held on Monday, June 21, 2021 via teleconference.
<b>PRESENT</b>	Krystal Dixon – Vice President Tommy Luong – Secretary Shirley Ti – Member at Large
<b>ABSENT</b>	Gregory Tribelhorn – President Stephanie Hiser – Treasurer
<b>Representing Powerstone</b>	Kaycie Lambright – Community Manager
<b>OTHERS PRESENT</b>	Mark Keating – Roofing Standards
<b>CALL TO ORDER</b>	The Regular Session meeting was called to order at 7:00 p.m. by Community Manager, Kaycie Lambright.
<b>EXECUTIVE SESSION</b>	<u><b>Executive Session Update</b></u> It was noted that the Board met in Executive Session prior to the Regular Session Meeting to discuss the delinquency matters and homeowner requests.
<b>HOMEOWNER FORUM</b>	<u><b>Homeowner Forum</b></u> There were 5 homeowners who attended homeowner forum and had questions about landscaping, windows and the streams.
<b>MINUTES</b>	<u><b>Minutes</b></u> Upon motion duly made, seconded and carried unanimously the Board approved the general session minutes dated May 17 <sup>th</sup> , 2021.
<b>FINANCIALS</b>	<u><b>Financials</b></u>
Financial Statement	Upon motion duly made, seconded and carried unanimously the Board approved the May 2021 Financial Statements.
Reimbursement Requests	Upon motion duly made, seconded and carried unanimously the Board approved to reimburse Tommy Luong in the amount of \$72.18 for the new pool key cards ordered from Amazon.
Ratify – Controller #2 and Valve Replacement	Upon motion duly made, seconded and carried unanimously the Board voted to ratify the previously approved proposal from BrightView for the new controller and valve replacement needed for a total cost of \$2,500.00.
Ratify – 166 Singingwood #15 Interior Buildback	Upon motion duly made, seconded and carried unanimously the Board voted to ratify the previously approved proposal from Spectrum for the interior build back for a total cost of \$1,781.00.

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**UNFINISHED BUSINESS**

- Streams Contract                      Upon motion duly made, seconded and carried unanimously the Board approved the monthly contract for the Streams with Lake Management Inc. for a total monthly cost of \$2,400.00. Management was directed to send in the 30 day notice to terminate the current contract with Nature Lakes.
- Proposed Window Amendment        Upon motion duly made, seconded and carried unanimously the Board approved the draft version of the new window specification that allows for white window frames to be mailed out to the community for a 28-day review and comment period.
- Newsletter Discussion                The Board tabled the discussion on newsletters.

**NEW BUSINESS**

- FYE 2022 Reserve Study  
Draft                                      The Board tabled the review of the FYE 2022
- Legal Retainer Renewal –  
Cane & Harkins                      Upon motion duly made, seconded and carried unanimously the Board approved the legal retainer renewal for a total cost of \$1,200 for the year with Cane & Harkins.
- Pool Furniture Proposal –  
Tea Tables and Umbrellas        The Board tabled the proposal from The Patio Guys for the umbrellas and tea tables.
- Landscaping – Stump Grind        Upon motion duly made, seconded and carried unanimously the Board approved the proposal from BrightView to stump grind the 2 stumps in the community for a total cost of \$400.
- Concrete – Parking Stalls        The Board tabled the proposal from Quickle Paving to stump grind the parking stall areas for further review with a project manager.
- Architectural Applications        Upon motion duly made, seconded and carried unanimously the Board approved the following architectural applications for window replacements pending that management advise them of the potential amendment to the window specifications being considered:  
- 166 Singingwood #11  
- 5846 Creekside #2

**UNIT REPAIRS**

- Unit Repairs –  
178 Singingwood #1                The Board reviewed the proposals for the roof repair at this unit. Upon motion duly made, seconded and carried unanimously the Board approved the proposal with Roofing Standards for a cost NTE \$15,950.00 and in accordance with Civil Code 5502 approved any transfer of funds associated with the disposition of the contract.
- Unit Repairs –  
5715 Stillwater #11                Upon motion duly made, seconded and carried the Board approved the interior build back proposal with Spectrum for a total cost of \$2,248.00. Upon motion duly made, seconded and carried unanimously the Board approved the exterior stucco repair proposal with Spectrum for a total cost of \$1,628.00.

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Concrete Repair –  
166 Singingwood #14

The Board tabled the proposal for the concrete repair at this unit and requested management obtain a second proposal.

Concrete Patio Repair –  
5846 Creekside #14

The Board tabled the proposal for the concrete patio repair at this unit for further clarification with a project manager.

Interior Build Back –  
5846 Creekside #4

Upon motion duly made, seconded and carried unanimously the Board approved the proposal for interior build back with Spectrum for a total cost of \$2,448.00.

Deck Repairs—  
5846 Creekside #6

Upon motion duly made, seconded and carried unanimously the Board approved the proposal for the deck repair with Spectrum for a total cost of \$9,488.00.

**NEXT MEETING**

The next meeting of Stream House Community Association Board of Directors is tentatively scheduled for Monday, June 21, 2021, at 5:30 p.m. and will be held via conference call.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:11 p.m.

**ATTEST**

\_\_\_\_\_

Name

\_\_\_\_\_

Title

\_\_\_\_\_

Name

\_\_\_\_\_

Title